



24 Beatty Drive, Bolton, BL5 3TP

Price £195,000

If you are looking for a property in a quiet location then look no further!!!!!! Copelands are delighted to offer to the market, this two bedroom semi detached true bungalow. Situated in a well sort after area and being well located just minutes from the M62 motorway network with strong links to Manchester, Preston, Blackburn and beyond.

Westhoughton Train Station and Town Centre is also within walking distance, which offers an abundance of amenities such as shops, bars, cafes, supermarkets and plenty of convenience stores. Briefly comprises of:- entrance hall, spacious lounge, modern fitted kitchen, large conservatory, shower room and two bedrooms. There is a large garden to the front laid mainly to lawn and a long paved drive allowing ample off road parking. To the rear is beautiful private garden. OFFERED WITH NO ONWARD CHAIN.....EARLY VIEWING IS A MUST

ENTRANCE HALL

Access is via an UPVC double glazed door. Radiator. Doors to bedrooms, bathroom and lounge, open to kitchen. Loft access.

LOUNGE 16'4" x 13'3" (5m x 4.04m)

UPVC double glazed bay window to front aspect, wall mounted gas fire, radiator.

KITCHEN 8'5" x 8'0" (2.57m x 2.46m)

Fitted with a range of wall and base units with built in electric oven, gas hob and extractor fan. Space for tall fridge freezer, under cupboard lighting, plumbed for auto washer. sliding patio doors to conservatory.

CONSERVATORY

UPVC double glazed door leading out to the patio and garden.

BEDROOM ONE 11'1" x 10'5" (3.38m x 3.2m)

UPVC double glazed window to rear aspect, radiator and fitted wardrobes.

BEDROOM TWO 8'5" x 7'4" (2.57m x 2.24m)

UPVC double glazed window to front aspect, radiator and storage cupboard.

BATHROOM

Enclosed shower cubicle, sink and toilet. UPVC double glazed window to side aspect, radiator.

EXTERIOR FRONT

Large garden mainly laid to lawn with established shrubs to borders. Long paved drive allowing ample off road parking. Timber gate giving access to rear garden.

EXTERIOR REAR

Garden laid mainly to lawn with well established shrubs and trees to borders and all paved patio.

Floor Plan

Ground Floor

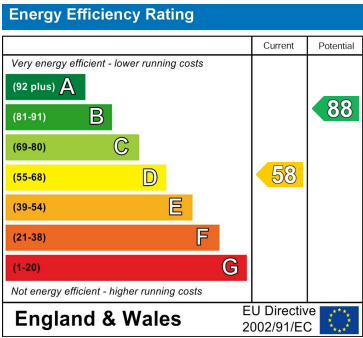


Total area: approx. 59.3 sq. metres (638.8 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.